



## **Request for Qualifications**

**For  
RFQ #01-15  
City of Wichita Falls, Texas  
Fleet Maintenance Division  
Small Engine Repair/Maintenance Facility**

**Using Design/Build Process**

**Wichita Falls, Texas**

**Deliver Qualifications Submissions to:**

**Ms. Peggy Gahagan  
City of Wichita Falls, Texas  
Purchasing Agent  
1300 7<sup>th</sup> Street  
Room 113  
Wichita Falls, Texas 76301**

This Request for Qualifications (RFQ) requires that qualifications be submitted without any cost information on the proposed project. Based on the proposed RFQ submittals, finalists will be selected for further interview. Please note that the Request for Qualifications submissions must be received at the designated location by the deadline shown. Qualifications submissions received after the required deadline will be returned unopened and shall be considered void and unacceptable.

If you have any questions in regards to the project, please contact Ms. Peggy Gahagan, Purchasing Agent, at [peggy.gahagan@wichitafallstx.gov](mailto:peggy.gahagan@wichitafallstx.gov) or at (940) 761-7466.

Deadlines: Qualification Submissions received in the Purchasing Agent's office after the stated deadline will be returned unopened and will be considered void and unacceptable. The City of Wichita Falls is not responsible for lateness of mail, carrier, or any method of delivery. Delivery by fax is not acceptable. The time/date stamp in the Purchasing Agent's Office shall be the official time of receipt.

The City requests Qualifications (upon the terms and conditions set forth in this RFQ) for the development, design, and construction of a new Small Engine Repair & Maintenance facility (hereinafter "Project"). Qualification submissions must be sealed.

## Section 1 – General Requirements

- 1.1 Sealed Request for Qualification submissions will be received on or **before 2:00 P.M. C.S.T. on Tuesday, February 17, 2015**, at the City of Wichita Falls Purchasing Office, 1300 7<sup>th</sup> Street, Room 113, Wichita Falls, Texas 76301
- 1.2 Ms. Peggy Gahagan, City of Wichita Falls Purchasing Agent, is designated as the contact person for inquiries, and her contact information is set forth below. Qualification Submissions shall be submitted to:

Ms. Peggy Gahagan  
Purchasing Agent  
City of Wichita Falls, Texas  
1300 7th Street  
Room 113  
Wichita Falls, Texas 76301  
E-mail: [peggy.gahagan@wichitafallstx.gov](mailto:peggy.gahagan@wichitafallstx.gov)

Written and email inquiries are permitted. All inquiries must be submitted to the Purchasing Agent no later than **2:00 PM, Friday, February 6, 2015**. Faxed Qualification Submissions WILL BE REJECTED.

- 1.3 Qualification Submissions will NOT be accepted after the deadlines set for receipt thereof.

- 1.4 Qualifications must address each applicable requirement set out in the RFQ. Only Respondents who can provide, either directly or as part of team under its control, both design and construction should tender their Qualifications Proposal.
- 1.5 Unless expressly allowed by a written authorization from the City, no Qualifications Submissions may be changed, amended, or modified in any manner after it is delivered to the City; however, a Qualification Submission or Proposal may be withdrawn and resubmitted any time prior to the deadline set for receipt thereof.
- 1.6 Interested persons, entities or teams, submitting Qualification Submissions, must submit six bound copies of their Qualifications Submission. One of the bound copies must be an executed original bearing the signature of an authorized representative of the Respondent or Team.
- 1.7 Responses must be typed on standard (8.5" X 11") paper, with each page numbered sequentially. Responses must contain a table of contents with page numbers and be arranged to correspond to terms/requirements of this RFQ in the order that those terms/requirements appear in the RFQ.
- 1.8 Qualifications Submissions will be opened by the Purchasing Agent at **2 PM C.S.T. on Tuesday, February 17, 2015**, in the Purchasing Office located at the City of Wichita Falls, 1300 7<sup>th</sup> Street, Room 113, Wichita Falls, Texas 76301.
- 1.9 Persons, entities or teams delivering qualifying Qualification Submissions will be notified by **5 PM C.S.T. on Friday, February 27, 2015**, as to whether they have been selected as a Finalist to be interviewed.
- 1.10 Finalists may tour the existing Impound Facility and proposed site location at **2 PM, C.S.T. on Tuesday, March 3, 2015**, to gain a better understanding of the site and proposed Project.
- 1.11 Finalists will be interviewed on **Thursday, March 12, 2015**. The City of Wichita Falls reserves the right to conduct interviews on **Friday, March 13, 2015**, if the Finalists schedule does not permit an interview on **March 12, 2015**.

## Section 2 – Selection

### Qualification Submission

- 2.1 Prior to any receipt of, request for, or consideration of any Proposal, the City requests and will consider, the relative qualifications of any person, entity or team (Respondent) seeking to provide the goods and services necessary for the development, design, and construction of a new Small Engine Repair & Maintenance facility. After such consideration, the City may choose to interview any Respondent, or request additional information.

- 2.2 Each Respondent must submit a Qualifications Submission containing a full and complete response to each of the Questions and Requests set forth below, and fully complying with the General Requirements set out in Section 1 above, and all other applicable requirements of the RFQ. No price or cost information is to be included with a Qualifications Submission. The inclusion of pricing or cost information in a Qualifications submission may be an automatic disqualification of the Respondent, at the sole discretion of the City.

### **General Project Description**

- Fully functional four bay small engine repair and maintenance facility
- The project must be designed and built in strict compliance with:
  - City of Wichita Falls Building Codes and Standards
  - Applicable Federal and State laws concerning repair and maintenance facilities
  - Applicable environmental laws associated with construction sites, operational repair and maintenance facilities, and stormwater discharge requirements
- The proposed Small Engine Repair & Maintenance facility will be located at the City of Wichita Falls Central Services Complex on 2100 Seymour Highway, specifically, in the former Wichita Falls Police Department Impound Yard located just off of Sunset Drive.

### **Questions and Requests for Qualification Submission**

In preparing your Qualifications Submission, answer each of the following questions and requests thoroughly. The completeness of your answers to those questions and requests will be considered in evaluating your response. Use additional pages as necessary to communicate.

- a. Are you able and willing to provide all of the services requested in this RFQ, including design, construction and compliance with all applicable laws, rules and regulations. If using a team approach, identify all members of the team in both the design and construction delivery of the project.
- b. Describe the experience of your firm, and any of your team members, in designing equipment repair and maintenance facilities.
- c. Describe the experience of your firm, and any of your team members, in constructing equipment repair and maintenance facilities.
- d. For each project identified in answer to the questions above, provide a contact name for that project, and provide the name of the chief executive officer of the entity for which the work was done. For each contact name and chief executive, provide a current address and phone number at which they can be reached.
- e. Describe the experience of your firm, and your team members, in complying with the applicable standards found in the City of Wichita Falls Building Code and Standards.

- f. Provide proof of your team’s financial ability to perform and execute the work if selected.
- g. If your firm will directly provide all of the required goods and services for the Project, please answer the following for the firm. If your firm is proposing to provide the goods and services for the Project as part of a team under your firm’s control, please answer the following questions for both your firm and for each team member:
  - i. Form of business
  - ii. If a corporation, limited partnership or limited liability – state of creation
  - iii. Identification of contact person with full contact information
  - iv. A brief biography of the key officers and their experience
- h. Identify all legal claims, threatened litigation, or demands against the Respondent (or Respondent’s team members) and/or any of their respective principals/officers received within the last five years.
- i. Identify all lawsuits filed against the Respondent (or any of the Respondent’s team members) and/or any of their respective principals/officers within the last five years
- j. Identify all investigations, administrative actions or warnings taken, pursued or issued by any federal, state or local government agency within the last five years involving the Respondent (or any Respondent team members) and/or any of their respective principals/officers within the last five years that specifically relates to Design/Build projects.
- k. Identify the design professionals (architects and engineers) who will be working on the Project, their qualifications, and provide a copy of their license to practice in the State of Texas
- l. Certify that each design professional you intend to use for this Project was selected based on demonstrated competence and qualifications in the manner provided by Section 2254.004, Texas Government Code
- m. Identify any special certifications, degrees or professional designations held by each design and construction professional you propose to use for the Project.
- n. Provide a full resume (educational, professional, work related history) of:
  - i. Respondent’s highest ranking officer
  - ii. The highest ranking officer of each of Respondent’s team members (if any)
  - iii. Proposed Project Manager
  - iv. Proposed Project Superintendent
- o. Provide a brief summary of any appropriate factors about the qualifications of you or your team members, that you believe are relevant to the consideration of your (and your team member’s) qualifications for this type of Project, that has not been disclosed in answer to the questions and request listed above

2.3 The Selection Criteria to be applied to the Qualifications Submissions identified as Step 1 are as follows:

**Evaluation Factors and Weighting of Those Factors  
For Evaluation of Qualifications Submissions**

The Qualifications Submissions received from the Respondents, will be reviewed, evaluated, and ranked by the City based upon the application of the following evaluation criteria and weighing factors. If a Respondent is unable to provide qualifications responsive to each of the criteria listed below, it is disqualified. NO other criteria or factors will be considered.

- |  |     |
|--|-----|
| 1. Respondent and Team's Experience            | 20% |
| 2. Respondent and Teams Technical Competence   | 20% |
| 3. Respondent and Team's Capability to Perform | 35% |
| 4. Respondent and Teams' Past Performance      | 25% |

Only the information included in the Responses to the Request for Qualifications will be used to rank and select the Finalists who will be offered the opportunity to interview. It is highly recommended that Responses to the Request for Qualifications provide information on work performed on Equipment Repair and Maintenance Facilities of similar size and scope.

- 2.4 The City will select up to five qualified Respondents to interview.

**Interviews – Step II**

- 2.5 The City may, at its option, request an interview with Finalists,
- 2.6 The Interviews of the Finalists will be evaluated and ranked by the City based upon the application of the following evaluation criteria and weighting factors:

**Evaluation Factors and Weighting of Those Factors  
For Evaluation of Proposals for the Project**

**Group A** – The following factors will be given a total weight of 20%

1. Respondent and Team's Experience
2. Respondent and Team's Technical Competence
3. Respondent and Team's Past Performance on Similar Projects
4. The Professional Reputation of the Respondent and its Team Members based on References Provided on Similar Sized Projects
5. The Quality of Services Provided by the Respondent and its Team on Similar Projects

**Group B** – The following factors will be given a total weight of 30%

6. Finalists Capability to Value Engineer Cost Savings to Keep Project within Budget
7. Feasibility of Implementing Project as Proposed and Presented

8. Ability of Respondent to meet schedules and estimated time of completion
9. The extent to which the Respondent's Submission complies with the requirements of the RFQ
10. The Costing Development and Methodology of the Respondent (subcontractor markup, definition of general conditions, costs associated with general conditions, policies on retainage, policies on contingencies, discount for prompt payment, and expected staffing for administrative duties)

**Group C** – The following factors will be given a total weight of 35%

11. The long-term cost to the City of operating the facility (including, but not limited to energy costs, sustainability, quality of materials, and durability of the completed structure identified in Proposal)
12. Ability of Respondent to assist the City in setting up existing City-Owned Equipment (such as vehicle lifts) in the new facility, making that equipment operational (it is currently in good operating order), providing/constructing a facility that will assist the City with the flow of equipment in and out for repair, and to provide a finished facility that is safe and functional for employees working in the proposed facility.
13. City funds will be used on the project. There are no federal or state funding streams used to complete this project. As a result, the City will consider the economic benefit the work will have on the local economy.

**Group D** – The following factors will be given a weight of 15%

14. The extent to which the Finalist meets the City's needs
  15. Ability of the Proposal to reduce the delivery schedule as identified by the City
  16. Guarantees made by Finalist to achieve a reduced schedule
  17. The ability to incorporate the existing Impound Building (two bay structure with administrative area), which is unused at this time, into the existing design to achieve a six bay complex that facilitates the flow of equipment to be repaired.
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- 2.7 Finalists must comply with the applicable deadlines and all other applicable requirements described in **Section 1 – General Requirements** set out above
  - 2.8 Finalists must comply with the applicable requests and requirements of **Section III – Design and Construction, Section IV – Additional Requirements, and Section V – Miscellaneous** set out below
  - 2.9 Finalists must comply with the criteria, requirements and elements of the Design Criteria Package
  - 2.10 The City shall select the Finalist Design/Build Team based upon the determination of the Proposal offering the **best value** for the City on the basis of the evaluation criteria and weighting factors set out in this RFQ and Interview Process
  - 2.11 The City shall first attempt to negotiate a contract with the selected Finalist Design/Build Team. If the City is unable to negotiate a satisfactory contract with the



selected Finalist Design/Build Team, the City shall formally, and in writing, end negotiations with the selected Finalist Design/Build Team. The City shall then proceed to negotiate with the next Finalist Design/Build Team in the order of the Interview evaluation ranking until a contract is reached or negotiations with all ranked Finalist Design/Build Teams end.

- 2.12 Following selection of Finalist Design/Build Team, and agreement upon an acceptable contract, engineers or architects associated with the Finalist Design/Build Team shall complete the design of the Project, submitting all design elements to the City before construction begins. The design elements so submitted shall be reviewed to determine their compliance with the Design Criteria Package, this RFQ, the terms of Design/Build contract agreed upon the Wichita Falls City Council.
- 2.13 The Finalist Design/Build Team shall supply a signed and sealed set of “as built” construction documents for the Project to the City at the conclusion of construction of the Project.
- 2.14 The Qualifications Submission of each Finalist will be included in the review, evaluation and ranking of the Finalists selected for Interview.

### **Section III – Design & Construction**

- 3.1 Only Respondents who propose to provide either directly or through a team under its control all goods and services requested in the Request for Qualifications should respond. This includes design and construction. The maximum construction period of six (6) calendar months is desired, not to exceed nine (9) calendar months.
- 3.2 The City will use its Building and Code staff to assist the City for purposes of evaluation and qualitative issues for the duration of the duration of the Design/Build work. The City’s selection of its architect and/or engineering for the government’s representative will occur after the interviews have been completed.
- 3.3 Following selection, the successful Finalist design team shall complete the design submitting all design elements for review and approval by the City in advance of construction.
- 3.4 The selected Finalist will provide a Guaranteed Maximum Price for which the selected Finalist will agree to Design the Project in full compliance with the requirements in this RFQ, in full compliance with all applicable laws, rules, regulations and in full compliance with all the offers, proposals, terms and conditions set forth in the Agreement approved by the Wichita Falls City Council.
- 3.5 Payment and performance bonds, as required by the Texas law, will be required from the successful Finalist in the amount of the Guaranteed Maximum Price, less the portion of the Guaranteed Maximum Price attributable to design services. A bid bond in the amount of 10% of the Guaranteed Maximum Price must be delivered to the City at the time that the Design/Build contract is awarded to the successful Finalist. The successful



Finalist must deliver the performance and payment bonds to the City not later than the 10<sup>th</sup> day after the contract is signed.

- 3.6 The successful Finalist must provide liability insurance covering its activities in the coverage amount of not less than \$2,000,000 per occurrence and \$10,000,000 aggregate, with the aggregate applying to the Project only. City must be named as an additional insured. The successful Finalist must provide builder's risk/property insurance for the Project in the amount of the full contract sum. City must be named an additional loss payee on the insurance. The successful Respondent must provide workers compensation insurance for its employees. Automobile liability insurance must be provided for all motor vehicles involved in the Project in the amount of \$1,000,000 per single limit for bodily injury and property damage, with umbrella coverage in an amount not less than \$3,000,000.
- 3.7 Design professionals on the Project must be covered by professional liability insurance in a coverage amount of not less than \$1,000,000 per occurrence and \$2,000,000 aggregate. Design professionals on the Project must be licensed/registered to practice their profession in the State of Texas.
- 3.8 Construction shall be carried out in accordance with the contract documents (including the approved drawings, plans, specifications, and Project manual), and in accordance with the regulations of the City of Wichita Falls Building Code & Standards, and all applicable federal and state laws which could affect the operation of an equipment repair and maintenance facility. Construction draws and retainage shall be in accordance with the negotiated contract. Construction shall include provision of all necessary furnishings and equipment (not provided by the City of Wichita Falls) to make the facility operational for its intended purpose. As part of its interview, the Finalists should include the basic terms and definition of general conditions it proposes for the Design/Build of the facility. The agreement to be negotiated will not become effective until the City and its counsel have approved the agreement, and it has been approved and its execution authorized by the Wichita Falls City Council.
- 3.9 The selected Finalist shall be solely responsible for any cost, loss, injury, harm, expense, fee, charge or other expenditure or damage of any nature, whether known or unknown, arising directly or indirectly from:
  - a. Any regulatory permitting required for the Project
  - b. Any natural disasters or other force majeure events

#### **Section IV – Additional Requirements**

- 4.0 City does not assume, and hereby specifically disclaims, any responsibility or obligation of any nature, to any of the persons or entities responding to this RFQ and will make no payment or reimbursement of any cost, fee, or other expenditure whatsoever associated with the preparation or submission of a Qualification Submission.

- 4.1 The contracts awarded will be governed by the laws of the State of Texas, and is (are) deemed payable and performable in Wichita County, Texas. The venue for all disputes shall lie in Wichita County, Texas.
- 4.2 The City has established a budget of \$300,000 (Project Budget). The City expects the proposed Guaranteed Maximum Price to be less than the Project Budget. The Interview discussion may include “value engineering” options to bring the finished Project in line with budget estimates. Value Engineering may include work that can be self-performed by the City.

## **Section V – Miscellaneous**

- 5.1 To the extent not covered heretofore in these specifications, responses will be evaluated for compliance with the contract requirements of Texas law, including, but not limited to, those set out in Section 351 of the Texas Local Government Code.
- 5.2 The selected Finalist shall provide details, design and construction of the proposed Small Engine Repair & Maintenance Facility to allow for future expansion up to a maximum of four similar sized repair bays
- 5.4 In addition to all rights provided by law, the City:
  - a. reserves the right to reject any or all Submissions
  - b. reserves the right to reject any Finalist after interviews are completed
  - b. may, at its sole discretion, waive technical mistakes, informalities, or irregularities in any Submissions received
  - c. reserves the right to select the Finalist which, in its discretion, is determined to provide the best value to the City and which it believes to serve its best interests in accordance with all applicable laws, including but not limited to Texas Government Code Section 2267.
- 5.5 Neither this document, nor the advertisement of the Notice of the RFQ is an offer. The exhibits attached hereto are incorporated herein for all purposes.
- 5.6 Respondents shall, as a part of the selection process, address and identify how they intend to comply with all existing laws, rules or applicable City ordinances, state and federal laws, specifically related to construction of similar facilities.
- 5.7 It is the expressed intent of the City that each Submission and Interview be:
  - a. comprehensive,
  - b. prepared in good faith,
  - c. present a reasonable likelihood to be developed,
  - d. built and become fully operational in a reasonable length of time,
  - e. and its development, design and construction be in full compliance with all applicable laws, rules, regulations, standards and ordinances.

Selection and acceptance of Finalist is expressly conditioned upon actual closing and funding of the Project after approval of all documents by counsel for the City. Acceptance of any Submission and following interview is not acquiescence or agreement with any term or condition set forth in the submitted documents included in, or referenced by, the Submission or follow-up Interview.

## Design Criteria Package

### A. Introduction

- 1) The Project is to be a turnkey Project, with Design/Builder to provide all work, services, materials and labor for the Project to be fully operational as a 4-bay, equipment repair and maintenance facility upon substantial completion. Design/Builder shall provide or cause to be provided all design, work, services, materials, labor, equipment, surveys, management of environmental issues associated with construction, geotechnical studies, design, engineering, plumbing systems, ventilation systems, HVAC systems, and other matters necessary for the design, construction, and construction administration and its inclusive of all costs necessary to the installation and completion of the Project (except for equipment provided by the City and identified in this RFQ), in working order, unless specifically set forth otherwise herein.
- 2) The Project shall be designed and constructed in compliance with all applicable federal, state and local laws, ordinances and regulations.
- 3) The basic building package is approximately identified as follows:
  - a. 60 ft. wide X 100 ft. long X 20 ft. high
  - b. Four-bay doors, 12 ft. wide X 15 ft. high
  - c. All doors shall be opened electrically and manually
  - d. Air Line and Electrical Lines to Operate hand tools and repair equipment
  - e. 100 ft. X 12 ft. steel reinforced overhang on bay door side of building
- 4) The following City-Owned equipment shall be relocated from the existing shop to the new facility. The City will relocate the equipment from its current location to the new facility, and secure the equipment in its final place.
  - a. Two (2) Existing BENDPAK Model HD-9XW Automotive Lifts (220 volts)
  - b. Three (3) Existing HANDY AIR LIFT Model 2031 Lifts (Air operated)
  - c. One (1) BENDPAK Model HD-9XW Lift or Equivalent Lift to be purchased by the City of Wichita Falls
  - d. Air compressor to be purchased by the City of Wichita Falls

**The Project must comply with the following criteria:**

### B. General

All aspects of the building will comply with:

- 1) International Building Code in the version as currently applied by the City of Wichita Falls.
- 2) Building wind load design shall be based on wind speed schedule of International Building Code using the importance factor for Essential Facilities
- 3) Americans with Disabilities Act, if applicable
- 4) Texas Accessibility Standards/Texas Department of Licensing, if applicable

- 5) All applicable federal and state standards which would affect the ability of the facility to be used as an equipment repair and maintenance facility

**C. Site**

- 1) Construction will occur in an area defined by the City of Wichita Falls at its Central Services Facility located at 2100 Seymour Highway, Wichita Falls, Texas. Specifically, the repair and maintenance facility will be located in the former Wichita Falls Police Department Impound Facility parking lot located off of Sunset Street. Demolition of existing concrete parking payment is anticipated to build slab.
- 2) Design shall include all utilities and infrastructure: water, sanitary sewer, drainage, telecommunications, electrical, gas, etc. that are necessary for the operation and safety of the facility. Any offsite infrastructure (water, sewer, storm drainage, gas, electrical) required for development of this site and operation of the facility shall have been investigated and discussed with appropriate authorities to ensure that service to the proposed site can be achieved.
- 3) Water service shall be provided to the new facility for both fire (if required) and domestic use with the appropriate backflow preventers as required.
- 4) Any lift stations that need to be designed for sewer service to the proposed facility shall be included with the Project.
- 5) Design shall include management of storm water runoff as required by authorities having jurisdiction during construction. Special attention shall be given to runoff entering the Wichita River just north of the proposed facility.
- 6) Design shall include demolition of existing parking lot for foundation purposes to minimize water encroachment into the proposed facility from the existing paved surface.
- 7) Design shall include any paving required to tie the existing parking facilities into the foundation of the building.
- 8) Design shall specify that all existing concrete and excess spoils that are generated shall be removed and properly disposed of offsite in a manner that meets all federal, state and local laws.
- 9) No landscape design is anticipated with this project
- 10) No sidewalks or roadways are anticipated at the proposed site
- 11) The City of Wichita Falls will stripe any pavement markings for parking, including handicap parking if required. The City will also provide all parking “stops” if required.
- 12) Design consideration should be given that best incorporates the existing Impound Building, which will also be used for small equipment repair, facilitating flow of people and equipment between the existing Impound Building and the new structure.

**D. Foundation**

- 1) Foundation will be designed by a State of Texas registered Structural Engineer based on a specific geotechnical survey. All concrete slabs, paving wall panels, perimeter beams, interior beams and column footings, if applicable, will be sized in accordance with engineered design bases on sub-surface geotechnical investigations. A copy of the Geotechnical report for the identified site must be included with submission.
- 2) Foundation must be designed to handle the regular movement of equipment weighing 15,000 pounds entering, exiting and traveling along the floor of the facility.

- 3) Foundation must be designed to accommodate existing equipment lifts found in the current City of Wichita Falls Small Engine Shop. These current lifts will be relocated by the City of Wichita Falls to the new facility once.

**E. Building Design/Program**

- 1) Building design, engineering and architecture shall be prepared by a State of Texas registered professional. Design shall incorporate the required floor space and infrastructure (mechanical, plumbing, electrical, etc.) for a four-bay equipment repair and maintenance facility. Consideration shall be given to future expansion of the facility by an additional four bays.
- 2) Design must provide for covered area adjacent to the new facility to store and repair additional equipment. Building and covered area shall minimize water leaks during rain/snow events.
- 3) Design must incorporate adequate ground-level storage for spare parts and equipment to facilitate the repair and maintenance of equipment.
- 4) Design must allow for adequate repair space for each mechanic to perform his duties.
- 5) Design must allow for City to adequately secure the building when not in use
- 6) Design must allow for the impact of weather on all water/plumbing systems in the building
- 7) Design must allow for the mechanical flow of internal and external air during summer months
- 8) Design must allow for heating of the facility during winter months
- 9) Design must include all fire/safety systems (if applicable), electrical, plumbing, heating, ventilation, mechanical and communication systems to provide a complete and functional facility which complies with all federal, state, and local laws, regulations and ordinances.
- 10) The completed building must be functional in typical North Texas weather (including heat, cold, rain, snow, ice, etc.), and it must be free of water leaks.

**F. Building Components**

- 1) The exterior shell of the building will be constructed of similar materials used in the construction of the main Fleet Maintenance facility. At a minimum, the exterior of the new facility shall be of metal construction and frames sufficient to withstand engineered wind load requirements.
- 2) Exterior construction shall be of durable, low maintenance, metal construction, with a color scheme that matches the current facilities onsite.
- 3) Building shall be insulated to improve heating performance during winter months. Ideal heating temperature shall be sustained at 65 degrees.

**G. Plumbing**

- 1) Water should be available in each bay for easy access by mechanic
- 2) Oil/Water Separator shall be installed on any final drainage connections into sanitary sewer system.
- 3) Natural gas lines shall be ran to service heating systems located throughout the shop area

- 4) City of Wichita Falls staff will use restroom facilities located in the existing Impound Facility Building.

**H. Fire Protection**

- 1) To Be Determined (installed if required by Wichita Falls Building Codes)

**I. Mechanical Systems**

- 1) The facility will not require Air Conditioning. However, the building should be located on site to take advantage of north/south wind flows during warmer months
- 2) Metal air service lines shall be run to each bay to allow mechanics to attach air-driven hand tools; air service lines shall attach to pneumatic lift equipment provided by City
- 3) Ventilation fans and fans to address vehicle exhaust shall be designed and installed to improve airflow throughout the building
- 4) Natural gas supplied heating system capable of sustaining internal temperatures to 70 degrees during winter months

**J. Electrical**

- 1) All electrical shall meet local building code
- 2) Electrical service should account for future building expansion
- 3) Finalist will be responsible for connecting electrical service to City provided equipment
- 4) The building shall be grounded according to local building codes
- 5) Lighting shall be LED fixtures. Lighting design shall use industry recommended lighting output required for equipment maintenance and repair facilities
- 6) Phone line shall be installed into the building, tying the new building into the City's internal phone system. Location of the phone line shall be determined in design.
- 7) Exit lighting determined by building code